

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FAYETTE ST, ARLINGTON

OWNERSHIP

Owner 1:	PINARD JOSEPH D & MELINDA
Owner 2:	
Owner 3:	
Street 1:	15 FAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	PINARD ROBERT L/TRUSTEE -
Owner 2:	A LOUISE PINARD IRREVOCABLE TR -
Street 1:	18 CAPTAIN TOWNE ROAD
Twn/City:	EAST SANDWICH
St/Prov:	MA
Postal:	02537

NARRATIVE DESCRIPTION

This parcel contains 4,654 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 2354 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4654		Sq. Ft.	Site		0	80.	1.20	9									447,696						447,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4654.000	310,100		447,700	757,800
Total Card	0.107	310,100		447,700	757,800
Total Parcel	0.107	310,100		447,700	757,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	321.89	/Parcel:	321.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,200	0	4,654.	447,700	757,900	757,900	Year End Roll	12/18/2019
2019	101	FV	233,700	0	4,654.	419,700	653,400	653,400	Year End Roll	1/3/2019
2018	101	FV	232,700	0	4,654.	347,000	579,700	579,700	Year End Roll	12/20/2017
2017	101	FV	232,700	0	4,654.	319,000	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	232,700	0	4,654.	291,000	523,700	523,700	Year End	1/4/2016
2015	101	FV	223,300	0	4,654.	285,400	508,700	508,700	Year End Roll	12/11/2014
2014	101	FV	223,300	0	4,654.	265,300	488,600	488,600	Year End Roll	12/16/2013
2013	101	FV	223,300	0	4,654.	252,400	475,700	475,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINARD ROBERT L	58980-153		4/27/2012	Family	460,000	No	No		
PINARD A LOUISE	57581-363		10/5/2011	Convenience		1	No	No	
	13657-666		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2016	1153	Redo Kit	15,000	O				
5/30/2012	682	AbvGrd.	5,000					
6/8/1994	263		3,200					WDK 10X16

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	372	PATRIOT
1/12/2009	Measured	372	PATRIOT
10/27/2000	Hearing N/C	163	PATRIOT
4/21/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
1/1/1982		MS	
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	102249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

